



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES

REGULAR ADJOURNED MEETING
September 26, 2016

COUNCIL CHAMBER
5111 Benito Street, Montclair, California 91763

CALL TO ORDER

Chair Johnson called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Sahagun led those present in the salute to the flag.

ROLL CALL

Present: Chair Johnson, Vice Chair Flores, Commissioners Martinez, Sahagun and Vodvarka, City Planner/Planning Manager Diaz, Associate Planner Gutiérrez, and Deputy City Attorney Holdaway

Excused: Assistant Director of Housing/Planning Manager Caldwell

MINUTES

The minutes from the September 12, 2016 meeting were presented for approval. Commissioner Vodvarka moved, Vice Chair Flores seconded, and the minutes were approved 5-0.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

- a. CASE NUMBER 2015-4 'A'
- | | |
|--------------------|--------------------------------------------------|
| Project Address: | 5060 Montclair Plaza Lane |
| Project Applicant: | 5060 Montclair Plaza Lane Owner, LLC |
| Request: | Addendum to Precise Plan of Design |
| CEQA Assessment: | Addendum to Mitigated Negative Declaration (MND) |

City Planner Diaz reviewed the staff report.

Commissioner Vodvarka asked why did the applicant change the name of the mall and has been receiving inquiries from several family members and friends. He felt it would be so much easier to leave it the way it is. One thing that bothered him is that when he drives from the east to the west on 6th Street, he can see the Montclair Plaza sign straight ahead and that is going to cost money to change and he personally felt Montclair Place is not a good name for a shopping center like Montclair Plaza.

Commissioner Sahagun asked about the environmental documents; were all the other agencies notified and did they have any comments regarding the document. City Planner Diaz replied that this was not circulated to the other agencies. It is basically a step in the process to document the changes since no square footage was exceeded that was previously analyzed, there were not any major changes that would require analysis, we did not have to redistribute to the agencies that we originally did. Essentially, their comments are the same, we are dealing with a smaller project, all the changes are interior to the site, they do not involve any expansions beyond what was previously approved therefore there was no issue to get resolved or have reviewed. Commissioner Sahagun was really looking forward to getting this project underway. He thought he remembered that the Mayor had made a comment that the Montclair Plaza is our jewel and needs a little bit of polishing but he could not wait until the project was completed.

Greg Williams, CIM Group, Redondo Beach, California, was present to answer questions. Chair Johnson asked about the size of the theater. Since the plan is to move it from where it was originally planned into the Macys building, will it be as big as the original one planned. Mr. Williams replied it will actually be larger. The operator they are really focused on really wanted that connectivity with the flow to the mall. When you look at one end of the mall and look down, you will see the box office and it is going to be 85 feet long. They are going to actually have a 400-seat theater, a green theater no less. Multiple screens with one theater having 400 seats. Commissioner Vodvarka asked who the operator was going to be and Mr. Williams said he was not able to divulge who it was yet, but assured that it is a very good, high-end, operator. Chair Johnson understood the desire to connect to the mall because in other places where the theater is attached to the mall, there is a lot of accidental shopping that happens when you have to walk past the stores.

Commissioner Martinez thanked Mr. Williams and stated that there are a lot of people excited about the project and the name change. Regarding the theater being connected to the mall, he asked if it was going to be the theater in close proximity and then if you want to go to the mall, you have to exit and walk around or is there going to be a walk-through or some synergy there. Mr. Williams replied there will be; there will be an entrance to the mall north and south between the existing Broadway building and the mall entrance and that will stay

intact except there will be an escalator that goes up to the theater because the theater will be on the 2nd floor and there will also be an escalator inside the mall to take you up to the 2nd floor and the bottom floor will be all restaurants and the theater will be on the entire 2nd floor. Commissioner Martinez asked if that would allow some operations beyond the normal mall hours on the east end of the mall. Mr. Williams replied yes. Commissioner Martinez commented that he saw the incorporation of the Lifestyle Park and the Fashion Park but he recalled there being more parks. City Planner Diaz stated there were four. Commissioner Martinez stated that he was asking because he wondered if it was in the next phase and that is why it was not discussed in this report. Mr. Williams replied that those will be in the next phase. They are still trying to negotiate with the majors and did not want to lose the theater and think it will help stimulate everybody. They have a lot of retailers interested, a lot of entertainment interested, but they just truthfully feel no one is going to do anything ever so they really feel they need to make a statement. Commissioner Martinez commented that the really big revision was the parking structure and that has been eliminated so he wondered if the parking structure design for new growth, based on the growth we anticipate the Montclair Place to draw or is it to re-tool the existing parking. Mr. Williams replied right now it is a combination of a couple. It was over parked by a sign cant amount, people were going the other direction, and as part of this, as they further develop it, they are going to look at the entire site, other uses, but they really just want to get this project going. Commissioner Martinez asked if the parking revision is not going to impact the crowd or the ability to find parking. Mr. Williams stated that he felt they still will end up with more parking per square foot with this than they had before.

Commissioner Sahagun asked how many theaters there were going to be. Mr. Williams replied right now they are looking at 12. Commissioner Sahagun commented that he and his family like to go to the movies, but right now they have to go to other cities so it will be nice to have something local and he felt the demographics will support that. Mr. Williams stated the operator is willing to spend a lot of money on it; it will be one of the nicest theaters within 40 miles.

Commissioner Martinez moved, for environmental review, to take the following actions as lead agency, seconded by Commissioner Sahagun, there being no opposition, the motion passed 5-0:

1. Based on the whole record before it, including, but not limited to the MND Addendum, Initial Study, the administrative record, and all other written and oral evidence presented to the Planning Commission, find that an Addendum to the MND is the appropriate document for disclosing the minor changes and additions that are necessary to account for the project. Find that none of the conditions under State CEQA Guidelines, Section 15162 requiring the need for further subsequent environmental review have occurred because the project as described in the Addendum:
 - a. Does not constitute a substantial change that would require major revisions of the MND due to the involvement of new significant

environmental effects or a substantial increase in the severity of previously identified significant effects; and

- b. Does not constitute a substantial change with respect to the circumstances under which the project would be administered that would require major revisions to the MND due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
 - c. Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence that the MND was approved showing any of the following: (i) the project would have one or more significant effects not discussed in the MND; (ii) significant effects previously examined would be substantially more severe than shown in the MND; (iii) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the City declined to adopt such measures; or (iv) mitigation measures or alternatives considerably different from those analyzed in the MND that would substantially reduce one or more significant effects on the environment, but which the City declined to adopt; and
2. Adopt the Addendum to the Mitigated Negative Declaration for the expansion and enhancement of Montclair Place.
 3. Direct staff to prepare, execute, and file a Notice of Determination (NOD) and the applicant to pay appropriate fees within five (5) days of this action.

Commissioner Vodvarka moved to approve a Precise Plan of Design request under Case No. 2015-4 'A' for the Precise Plan of Design (PPD) related to proposed modifications to the approved site plan (April 6, 2015) for the expansion and enhancement of Montclair Place, per the amended site plan diagram titled Proposed Revisions to Approved Montclair Place Masterplan (Attachment A) on file with the Planning Division, and as described in the prepared staff report, subject to the conditions in Planning Commission Resolution No. 16-1872, seconded by Vice Chair Flores, there being no opposition to the motion, the motion passed 5-0.

INFORMATION ITEMS

City Planner Diaz reminded the Commission about the State of the City luncheon coming up on Wednesday, October 5, 2016.

Chair Johnson adjourned the meeting at 7:26 p.m.

Respectfully submitted,



Laura Embree
Planning Commission Secretary